

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT****Division of Housing Policy Development**

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March 11, 2005

Mr. Hilary Straus  
City Administrator  
City of Plymouth  
Post Office Box 429  
Plymouth, CA 95669

Dear Mr. Straus:

**RE: Review of the City of Plymouth's Adopted Housing Element**

Thank you for submitting Plymouth's housing element adopted December 6, 2004 and received for review on January 21, 2005. The Department is required to review adopted housing elements and report the findings to the locality pursuant to Government Code Section 65585(h).

As you know, the Department's October 1, 2004 review found the City of Plymouth's housing element addressed the statutory requirements of housing element law. As the adopted element is substantially the same as the revised housing element, the Department is pleased to find it in compliance with State housing element law (Article 10.6 of the Government Code).

The Department appreciates Plymouth's efforts in addressing housing needs, including promoting a variety of housing types. The Department specifically commends the City's commitment to adopt a site plan review for smaller multifamily developments, mitigating fees for housing affordable to lower-income households and relaxing development standards for housing for persons with special needs.

The Department wishes Plymouth success in implementing its housing element and land-use programs and looks forward to following the City's progress through the annual general plan implementation reports pursuant to Government Code Section 65400. In particular, the City must effectively monitor and evaluate the impact of the CUP process on the cost and supply of multifamily units in the annual implementation progress report. In addition, for your information, Government Code Section 65589.4 was added by Chapter 793, Statutes of 2003 (SB 619) and prohibits multifamily uses from being subject to a CUP in multifamily zones if specific requirements are met. The Department will be glad to assist the City in evaluating and addressing these new requirements.

Mr. Hilary Straus

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Further, for your information, recently enacted legislation (Chapter 706, Statutes of 2002 and Chapter 10, Statutes of 2004; Government Code Section 65863) requires the City of Plymouth to ensure its inventory of adequate sites can accommodate its share of the regional housing need throughout the planning period. Government Code Section 65863(b) prohibits local governments from lowering a residential density used in determining adequate sites under its housing element unless the locality makes certain findings.

The hard work of Ms. Eileen Shaw, Senior Planner, is greatly appreciated. If the Department can assist the City of Plymouth in implementing the housing element, please contact Paul Mc Dougall, of our staff, at (916) 322-7995.

Sincerely,

A handwritten signature in black ink that reads "Cathy E. Creswell". The signature is written in a cursive, flowing style.

Cathy E. Creswell  
Deputy Director

cc: Eileen Shaw, Senior Planner, City of Plymouth